



CITY OF CLEVELAND, TN

DEVELOPMENT AND ENGINEERING

RESIDENTIAL INSPECTION CHECKLIST

Please note: This list is not inclusive of all items that may require inspection. Failure to be ready for a requested inspection may result in a re-inspection fee. In a Special Flood Hazard Area, all provisions of the municipal code and Flood-Resistant construction must be followed.

FOUNDATION WALLS:

1. All plumbing through foundation walls must be sleeved two pipe sizes larger than the pipe that will pass through it. (IRC P2603.4)
2. Footings shall project beyond the face of the foundation wall at least 2 inches, but not more than the thickness of the footing. (IRC R403.1.1)
3. Top of the wall will project a minimum of 6" above finished grade, 4" where masonry veneer is installed. (R404.1.6)
4. Foundation anchorage that must be embedded in foundation wall prior to wall framing above must be installed and visible. Sill/sole plate shall not be installed at this time so proper embedment can be inspected. The foundation wall inspection is to verify embedment only – **see Framing Inspection Checklist** for proper installation instructions and spacing of all foundation anchorage. Anchorage will be inspected again at the framing inspection to ensure that all requirements have been met.
5. Anchor bolts (minimum ½") shall be embedded a minimum 7 inches into concrete or fully grouted cell of concrete masonry unit. Masonry cell shall be grouted a minimum of one block course deep. Installation in grout key or mortar joint is not permitted. (R403.1.6)
6. Crawlspace openings shall be provided for as required. **See Framing Inspection Checklist** for ventilation requirements.
7. Waterproofing/dampproofing of foundation exterior walls required. (R406.1, R406.2)
8. Engineered foundation walls shall have design criteria available for inspector prior to or at time of inspection.

***The following requirements apply to all foundation walls that are not engineered and are over 4' in height. These include concrete block and poured concrete walls. These charts specify when reinforcement is required, and the specifications for reinforcement placement. The depth of the unbalanced backfill refers to the amount of soil that will be against the foundation walls below grade, and must be known to determine what level of reinforcement is required.**

For **concrete block** foundation walls over 4' in height, the following table shall be used to determine the required width of walls **without** reinforcement. For soil type, assume the middle column of soil classes, unless a soils test is required and shows otherwise:



CITY OF CLEVELAND, TN DEVELOPMENT AND ENGINEERING RESIDENTIAL INSPECTION CHECKLIST

(Diagram for reference of terms)

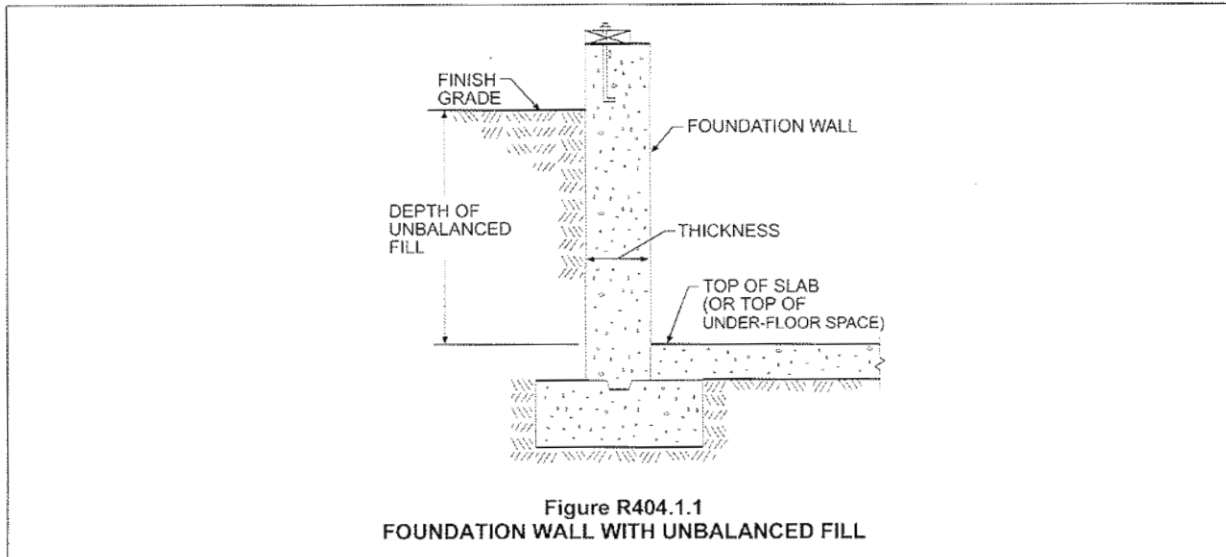


TABLE R404.1.1(1)
PLAIN MASONRY FOUNDATION WALLS

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^c (feet)	PLAIN MASONRY ^a MINIMUM NOMINAL WALL THICKNESS (inches)		
		Soil classes ^b		
		GW, GP, SW and SP	GM, GC, SM, SM-SC and ML *	SC, MH, ML-CL and inorganic CL
5	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
6	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
	6	8	10	12
7	4	6 solid ^d or 8	8	8
	5	6 solid ^d or 8	10	10
	6	10	12	10 solid ^d
	7	12	10 solid ^d	12 solid ^d
8	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	6 solid ^d or 8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	10 solid ^d	12 solid ^d	Footnote e
9	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	12 solid ^d	Footnote e	Footnote e
	9	Footnote e	Footnote e	Footnote e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 Pa.

- Mortar shall be Type M or S and masonry shall be laid in running bond. UngROUTED hollow masonry units are permitted except where otherwise indicated.
- Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.
- Solid grouted hollow units or solid masonry units.
- Wall construction shall be in accordance with either Table R404.1.1(2), Table R404.1.1(3), Table R404.1.1(4), or a design shall be provided.



CITY OF CLEVELAND, TN

DEVELOPMENT AND ENGINEERING

RESIDENTIAL INSPECTION CHECKLIST

If reinforcement is required, the following chart specifies the rebar sizing and spacing for nominal 8" concrete block walls (assume middle column if soil class unknown). For 10" and 12" concrete block walls, consult IRC Tables R404.1.1(3) & R404.1.1(4), or contact the office to request this information:

TABLE R404.1.1(2)
8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d > 5$ INCHES^{a,c}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b,c}		
		Soil classes and lateral soil load ^d (psf per foot below grade)		
		GW, GP, SW and SP soils 30	GM, GC, SM, SM-SC and ML soils 45	SC, ML-CL and inorganic CL soils 60
6 feet 8 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet 8 inches	#4 at 48	#5 at 48	#6 at 48
7 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet	#4 at 48	#5 at 48	#5 at 48
8 feet	7 feet 4 inches	#5 at 48	#6 at 48	#6 at 40
	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
8 feet 8 inches	6 feet	#4 at 48	#5 at 48	#5 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet	#5 at 48	#6 at 48	#6 at 32
9 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
10 feet	7 feet	#5 at 48	#6 at 48	#6 at 32
	8 feet	#6 at 48	#6 at 32	#6 at 24
	9 feet	#6 at 40	#6 at 24	#6 at 16
	10 feet	#6 at 32	#6 at 16	#6 at 16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/mm.

a. Mortar shall be Type M or S and masonry shall be laid in running bond.

b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.

c. Vertical reinforcement shall be Grade 60 minimum. The distance, d , from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches.

d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.

e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.

For poured concrete walls, the following chart specifies the minimum **horizontal** reinforcement required:

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS^{a,b}

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story.
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.

b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.



CITY OF CLEVELAND, TN

DEVELOPMENT AND ENGINEERING

RESIDENTIAL INSPECTION CHECKLIST

The following chart specifies the minimum required **vertical reinforcement** for all sizes of **poured concrete walls**:



TABLE R404.1.2(8)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH AND 12-INCH NOMINAL FLAT BASEMENT WALLS^{b, c, d, e, f, h, i, k, n}

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^a (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)											
		Soil classes ^a and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and inorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR ¹	NR	NR	4 @ 35	NR ¹	NR	NR
	6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR	NR
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR ¹	NR
	7	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR ¹	NR	6 @ 34	6 @ 48	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 38	NR ¹	NR	NR	5 @ 43	NR	NR	NR
	6	4 @ 37	NR ¹	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR ¹	NR
	7	5 @ 40	NR	NR	NR	6 @ 37	5 @ 41	NR ¹	NR	6 @ 34	6 @ 43	NR	NR
	8	6 @ 43	5 @ 47	NR ¹	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	6 @ 44	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 35	NR ¹	NR	NR	5 @ 40	NR	NR	NR
	6	4 @ 34	NR ¹	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	NR ¹	NR
	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR ¹
	8	6 @ 38	5 @ 41	NR ¹	NR	6 @ 33	6 @ 38	5 @ 37	NR ¹	6 @ 24	6 @ 29	6 @ 39	4 @ 48 ^m
	9	6 @ 34	6 @ 46	NR	NR	6 @ 26	6 @ 30	6 @ 41	NR	6 @ 19	6 @ 23	6 @ 30	6 @ 39
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 33	NR ¹	NR	NR	5 @ 38	NR	NR	NR
	6	5 @ 48	NR ¹	NR	NR	6 @ 45	NR	NR	NR	6 @ 34	5 @ 37	NR	NR
	7	6 @ 47	NR	NR	NR	6 @ 34	6 @ 48	NR	NR	6 @ 30	6 @ 35	6 @ 48	NR ¹
	8	6 @ 34	5 @ 38	NR	NR	6 @ 30	6 @ 34	6 @ 47	NR ¹	6 @ 22	6 @ 26	6 @ 35	6 @ 45 ^m
	9	6 @ 34	6 @ 41	4 @ 48	NR ¹	6 @ 23	6 @ 27	6 @ 35	4 @ 48 ^m	DR	6 @ 22	6 @ 27	6 @ 34
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR ¹	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22	6 @ 22	6 @ 28

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

NR = Not required.

- Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi.
- Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
- NR indicates no vertical wall reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.
- Allowable deflection criterion is $L/240$, where L is the unsupported height of the basement wall in inches.
- Interpolation is not permitted.
- Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
- Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or $3/8$ -inch.
- Concrete cover for reinforcement measured from the inside face of the wall shall not be less than $3/4$ -inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than $1\frac{1}{2}$ inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.
- DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.
- Concrete shall have a specified compressive strength, f'_c , of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.
- The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f'_c , is 4,000 psi.
- A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c , is 3,500 psi.
- See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

